

## LAND BOARD AGENDA ITEM

## February 22nd, 2011

## PRELIMINARY APPROVAL FOR SALE OF LAND BANKING

# PARCEL # 517

# MISSOULA COUNTY

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominators:** Parcel 517 – DNRC, Southwest Land Office

**Location:** Parcel 517 - is located 20 miles northwest of Missoula, in the vicinity of Huson.

<b>Property Characteristics:</b>	Parcel 517 – This parcel is forested with Douglas-fir and ponderosa pine trees. The parcel has a low to moderate productivity potential for growing trees (30-50 cubic feet/acre/year). Overall the parcel is average to slightly below average in forest productivity and below average in revenue return.
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**Access:** Parcel 517 - There is no legal public access to this parcel as it is surrounded by private lands. It provides little in the way of recreational opportunities for the public and does not provide access to any other lands open to recreation.

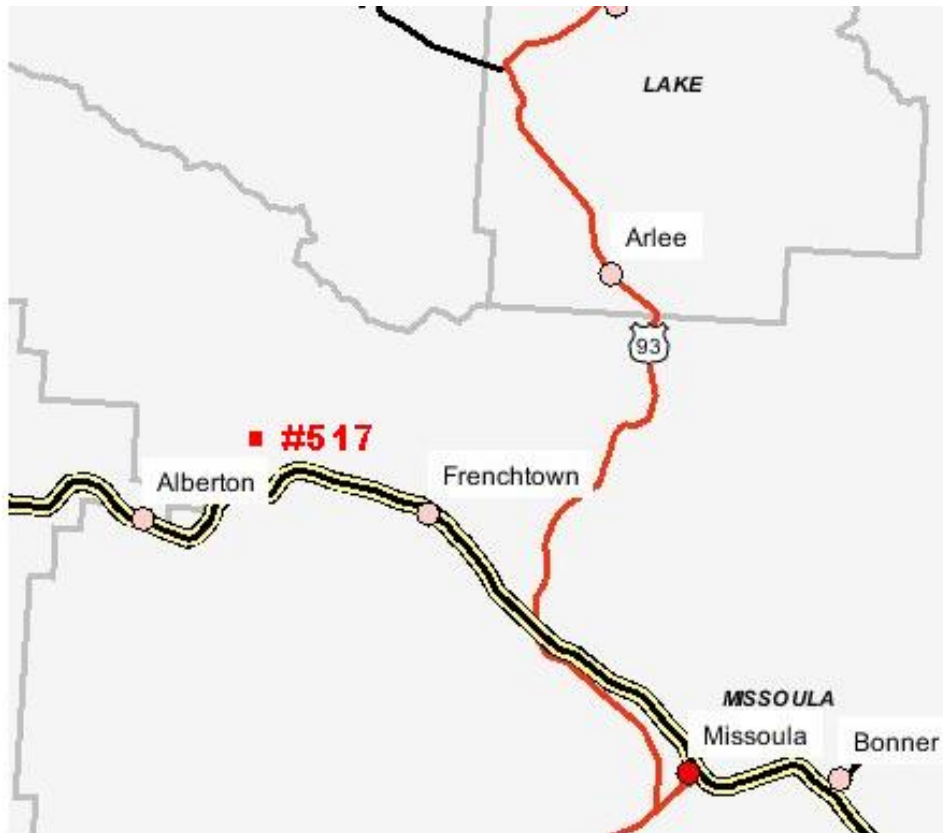
County	Sale #	# of Acres	Legal	Trust
Missoula	517	160	SW1/4 Sec. 22, T15N, R22W	MSU 2 <sup>nd</sup> Grant

<b>Total Acres</b>	<b>160</b>
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**MEPA Issues:** Public comment has raised the issue regarding the importance of the Cayuse Hill area as a wildlife linkage zone. Southwest Land Office plans to mitigate any potential impacts on wildlife by placing a restriction on subdivision and exemption to subdivision allowing only four (4) dwelling units on the 160 acres, a no build zone, and wildlife reservations address the concerns for wildlife habitat.

**Recommendation:** The Director recommends that the Board give preliminary approval to sell Parcel # 517.

## Sale #517 Location Map



## Sale #517

